



As a member of Fairbank Village BIA, you are invited to attend our  
**ANNUAL GENERAL MEETING**

**Date:** Thursday, November 9, 2023

**Location:** St. Hilda's Senior Community, Main Boardroom  
2353 Dufferin St., Lewis Garnsworthy Residency

**Sign in:** 6:45pm and Meeting Start Time: 7:00pm

**Registration is Required by Wednesday, November 8, 2023**

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## AGENDA

1. Call to Order, Introductions, Opening Remarks, and Land Acknowledgement	6. Guest Speakers:
2. Declaration of Conflict of Interest	a) Pieter Boema, Environics Analytics (Summerfest attendance data)
3. Approval of 2022 Annual General Meeting Minutes	b) Sergeant John Stockfish TPS, 13 <sup>th</sup> Division
4. 2022 Report Audited Financial Statements (Rafiq Dosani)	7. BIA 2023 Accomplishments
5. Appointment of Auditor (to prepare 2023 Audited Financial Statements)	8. Proposed Program and Budget for 2024 (see over)
	9. New Business
	10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2024 (see over). This program is paid for by a special levy charged to you as well as other commercial and industrial property owners, and non-residential tenants of such properties. As a member of the BIA, the best way to participate in the decisions your BIA is making on your behalf is to get involved.

Registration Required:

- DEADLINE - Wednesday, November 8, 2023
- Send a request to us at [info@fairbankvillagebia.ca](mailto:info@fairbankvillagebia.ca)

Proof of membership will be required. Members present at this in person meeting will be able to vote once on tabled items.

For more information, contact the BIA at 416-646-0661 or [info@fairbankvillagebia.ca](mailto:info@fairbankvillagebia.ca).

In accordance with The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the BIA and their legal representatives (proof required), are eligible to vote at the General Meeting. No person in attendance shall have more than one vote. For more information about the rules and regulations, please contact Ron Nash, City of Toronto, 416-392-7354 or [Ron.Nash@toronto.ca](mailto:Ron.Nash@toronto.ca).

*Please forward a copy of this notice to your business tenant(s).*

## BUDGET SUMMARY

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### Fairbank Village BIA 2024 BIA Budget

Summary of Revenues and Expenditures	2023 Approved Budget Column A	2023 Projected Actual Column B	2024 Proposed Budget Column C	
<b>Revenues</b>				
BIA Levy (includes 10% provision)	263,975	263,975	314,172	(A)
Grants	69,000	62,500	50,000	(B)
Signature Events Revenue (input details in event worksheets)				(C)
Other Festival Revenue				(D)
Other Revenue				(E)
<b>Total Revenue</b>	<b>332,975</b>	<b>326,475</b>	<b>364,172</b>	(F)
<b>Expenditures</b> (includes 1.76% HST)				
General and Administrative	162,999	169,775	176,130	(G)
Streetscape Improvements	5,000	5,000		(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	51,350	58,500	62,000	(J)
Promotion and Communication	59,545	59,545	60,080	(K)
Festivals and Events	167,300	212,800	264,650	(L)
Provision for Tax Appeal Expenditures (10%)	23,998	2,196	28,561	(M)
<b>Total Expenditures</b>	<b>470,192</b>	<b>507,816</b>	<b>591,421</b>	(N)
<b>Net Revenue / (Deficit)</b> (O) = (F) - (N)	<b>(137,217)</b>	<b>(181,341)</b>	<b>(227,249)</b>	(O)

Summary of Accumulated Surplus	2023 Approved Budget	2023 Projected Actual	2024 Proposed Budget	
<b>Beginning Balance</b>	<b>454,972</b>	<b>454,972</b>	<b>273,631</b>	(P)
Change in Accumulated Surplus	(137,217)	(181,341)	(227,249)	(Q)
<b>Ending Balance</b>	<b>317,755</b>	<b>273,631</b>	<b>46,382</b>	(R)

The BIA plans to continue working towards investments in public art including murals and other artistic embellishments. In 2024 we will, once again, resume our full roster of annual events including growing our signature event “Fairbank Summerfest” through investigation of supplemental funding opportunities. We are working hard to promote and support our businesses through local shopping and marketing initiatives, public art, and business support programs. Furthermore, in 2024 we will continue to make significant investments in year-round street lighting through grants and matching funding allocations. The funding for these investments will not affect your 2024 member levy.

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